

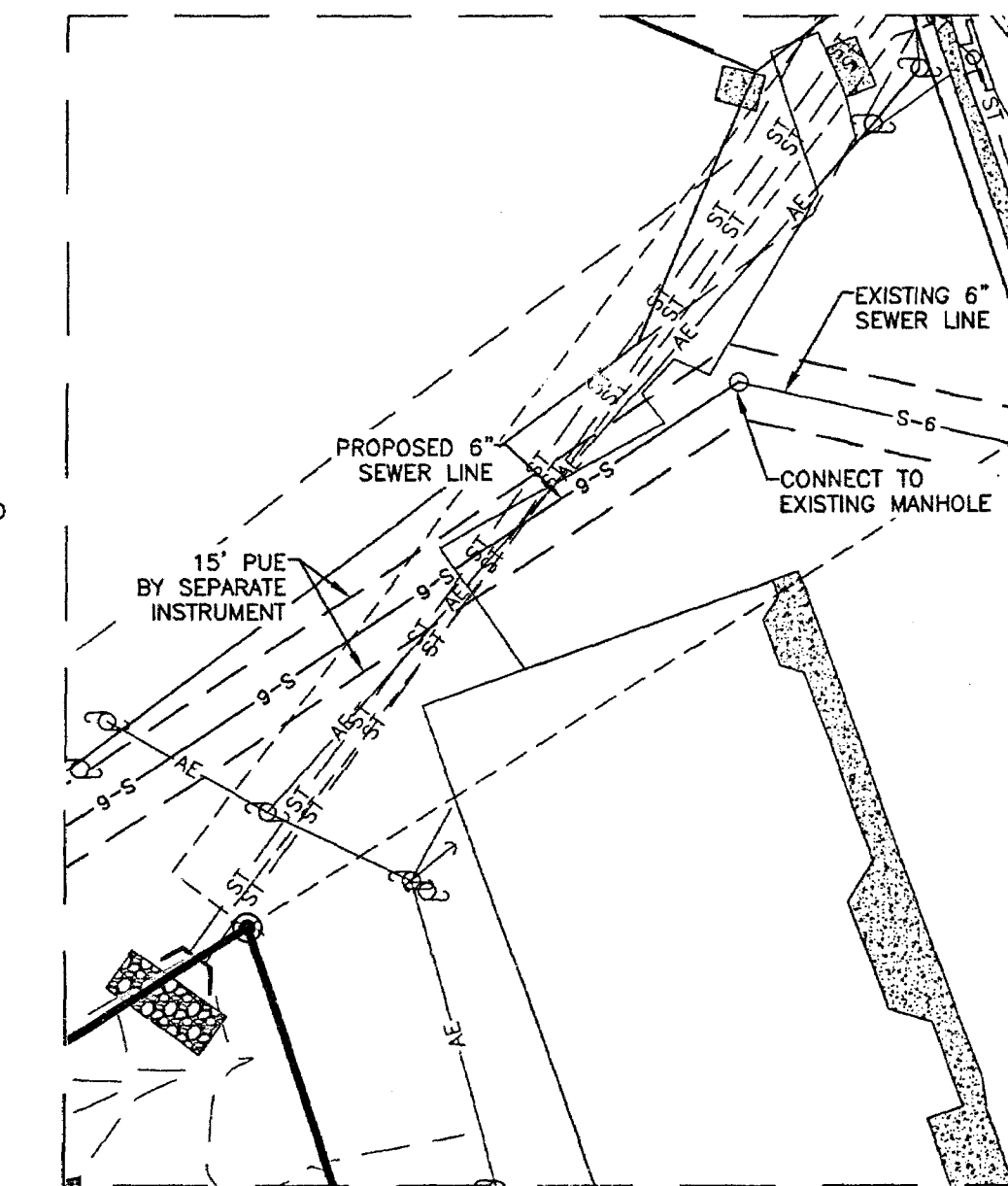
NOTES:

1. MINIMUM LOT SIZE OF 5,000 SF. THE MINIMUM LOT DEPTH IS 30' AND THE MINIMUM LOT WIDTH IS 45'.
2. PUBLIC STREET RIGHT OF WAY OF 30' WIDTH INSTEAD OF 50'. THIS WILL PROVIDE SOME GREEN SPACE BETWEEN THE STREET PAVEMENT AND SIDEWALK THAT IS NOT IN THE RIGHT OF WAY SO THAT STREETSCAPING AND TREES CAN BE PLANTED IN THIS AREA.
3. A 6' WIDE SIDEWALK WILL BE PROVIDED ON ONLY 1 SIDE OF THE STREET AS SHOWN ON THE DEVELOPMENT SITE PLAN AND WILL BE ATTACHED TO THE CURB TO PROVIDE MORE GREEN SPACE.
4. NO ON-STREET PARKING WILL BE ALLOWED ALONG COMMON AREA 1 AND LOTS 13 THROUGH 18.
5. LOTS 1 THROUGH 8 AND 15 THROUGH 18 WILL HAVE PARKING BEHIND THE DETACHED DWELLING UNITS.
6. 1 TREE WILL BE REQUIRED IN THE FRONT YARD OF EACH LOT AND A MINIMUM OF 2 TREES IN COMMON AREA 1.
7. A 6' HIGH FENCE WILL BE CONSTRUCTED ALONG OLD COLLEGE ROAD WITH MASONRY COLUMNS SPACED AT APPROXIMATELY 10' INTERVALS.
8. ACCESS DRIVE BETWEEN LOTS 4 AND 5 SHALL BE SIGNED AS ONE WAY, EXIT ONLY.
9. BUILDING LOCATIONS AND STREETS ARE APPROXIMATE.
10. PARKING LOCATIONS AND LAYOUTS ARE APPROXIMATE.
11. THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT:
11.a. FRONT SETBACK- 15'
11.b. SIDE SETBACK- 5'
11.c. SIDE STREET SETBACK- 15'
11.d. REAR SETBACK- 5'
12. THE FRONT FACADES BETWEEN ADJACENT BUILDING SHALL BE SEPARATED BY 2' MINIMUM TO BREAK THE VISUAL PLANE OF THE STREET.
13. LANDSCAPING
13.a. 6 - 3" CALIPER TREES SHALL BE INSTALLED ALONG OLD COLLEGE ROAD.
13.b. 1 - 3" CALIPER TREES SHALL BE INSTALLED IN THE FRONT OF EACH LOT.
13.c. ADDITIONAL STREETSCAPE WILL BE PROVIDED IN THE FRONT OF EACH LOT AT THE DEVELOPER'S DISCRETION.
14. A 5' x 8' DOUBLE SIDED SUBDIVISION SIGN WILL BE LOCATED AT THE ENTRANCE ALONG OLD COLLEGE ROAD.

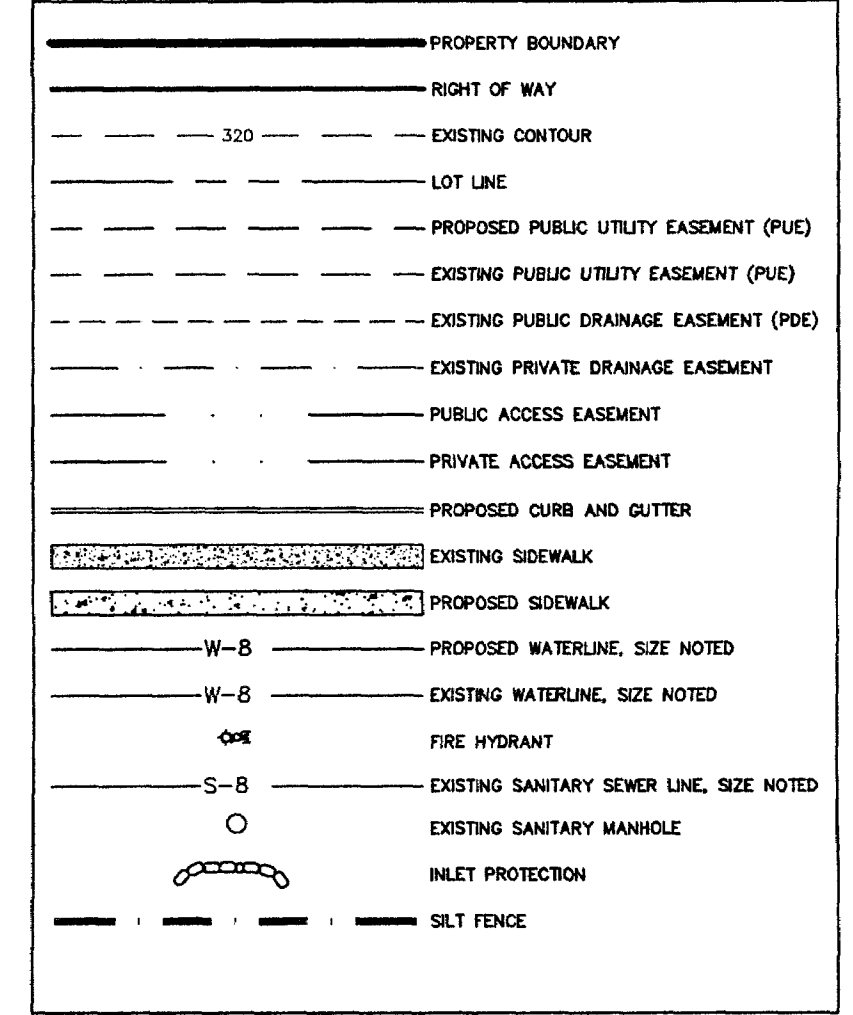
CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
DIG TESS: (800) 344-8377
ATMOS ENERGY: (979) 774-2506
SUDEN LINK COMMUNICATIONS: (979) 595-2429
VERIZON: (979) 821-4770
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL DEVICES. INSPECTIONS SHALL BE DONE EVERY 14 DAYS AND AFTER EVERY RAINFALL EVENT OF 1/2" OR MORE. THE CONTRACTOR SHALL REMOVE ALL MUD DEPOSITED ON THE ADJACENT STREETS AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
4. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
5. PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 CITY OF BRYAN/ COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER, SEWER, STREETS AND DRAINAGE. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
7. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
8. THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES ONCE GRASS IS ESTABLISHED.
9. INLET PROTECTION TO BE INSTALLED AT ALL PROPOSED AND EXISTING INLETS ADJACENT TO THE PROJECT SITE.
10. THE CONTRACTOR SHALL REMOVE THE EXISTING TOPSOIL AND STOCKPILE FOR REUSE FROM ALL AREAS OF CONSTRUCTION. THIS INCLUDES THE PROPOSED LOT AREAS WHICH WILL RECEIVE FILL MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER ONCE TOPSOIL HAS BEEN REMOVED FROM AN AREA FOR THE ENGINEER TO APPROVE THE CONTRACTOR TO BEGIN EXCAVATION OR FILL PLACEMENT.
11. TOPSOIL REPLACEMENT IS REQUIRED TO A MINIMUM DEPTH OF 3" IN ALL RIGHT OF WAY AND EASEMENT AREAS AND A DEPTH OF 4" IN THE DETENTION POND AREAS. CONTRACTOR WILL UTILIZE EXISTING TOPSOIL FROM THE SITE, NO IMPORT OF TOPSOIL IS REQUIRED.
12. A MINIMUM OF 4' OF COVER MUST BE MAINTAINED FROM FINISHED GRADE TO TOP OF PIPELINE. ALL BURIED LINES CROSSING EXPLORER PIPELINE RIGHT OF WAY SHALL MAINTAIN A MINIMUM SEPARATION OF 24 INCHES BETWEEN THE TWO LINES. SIX INCH WIDE BURIAL WARNING TAPE MUST BE PLACED 12 TO 18 INCHES ABOVE SEWER AND WATER LINES WITHIN THE PIPELINE RIGHT OF WAY. AN EXPLORER PIPELINE REPRESENTATIVE MUST BE PRESENT DURING EXCAVATION WITHIN THE PIPELINE RIGHT OF WAY.
13. THE DETENTION FACILITIES MUST BE CONSTRUCTED FIRST FOR THIS PROJECT.

DETAIL "A"
1"=40'

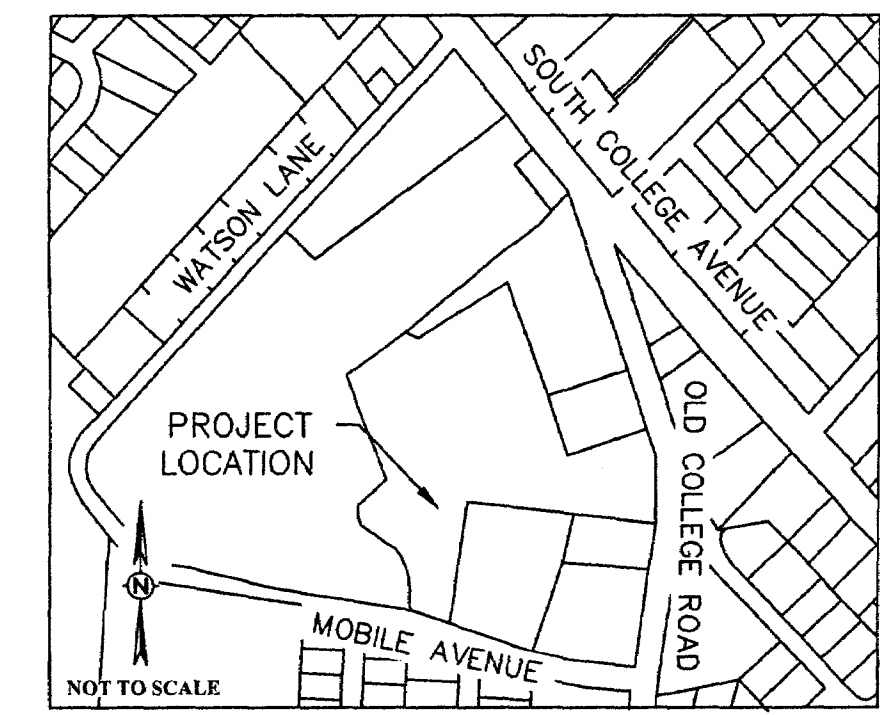


LEGEND

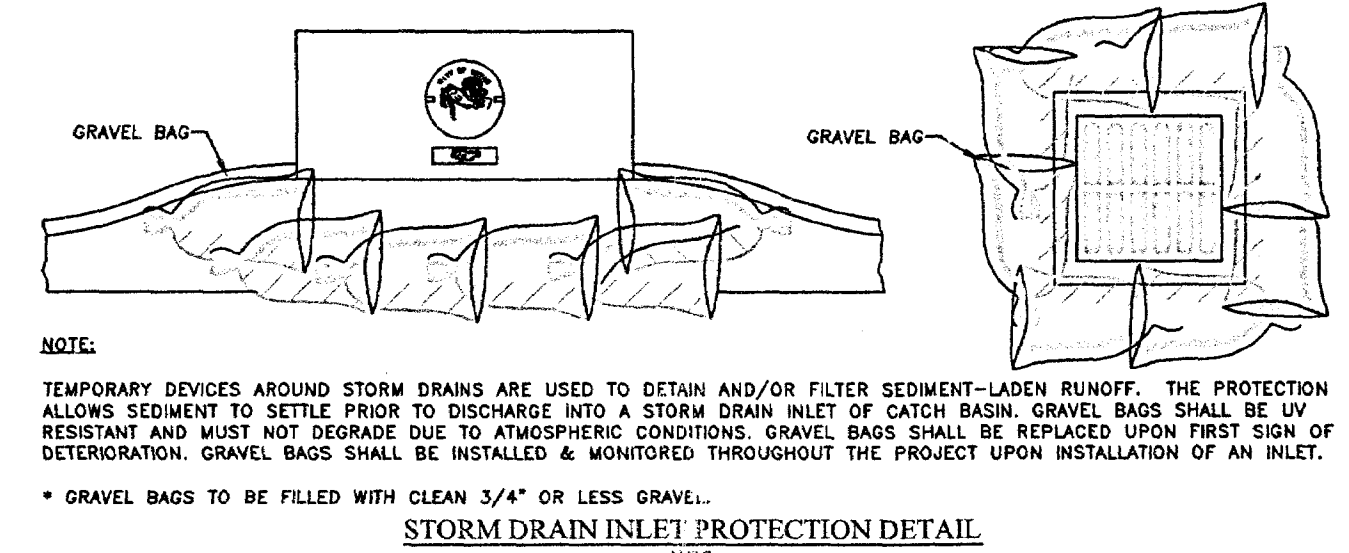
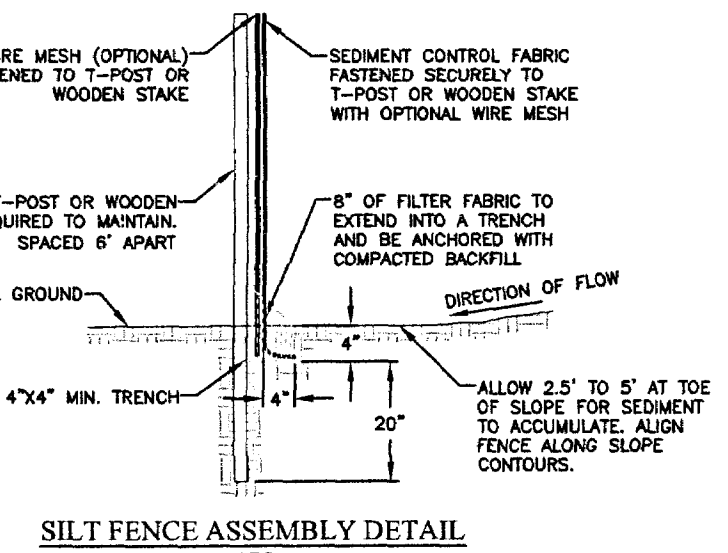
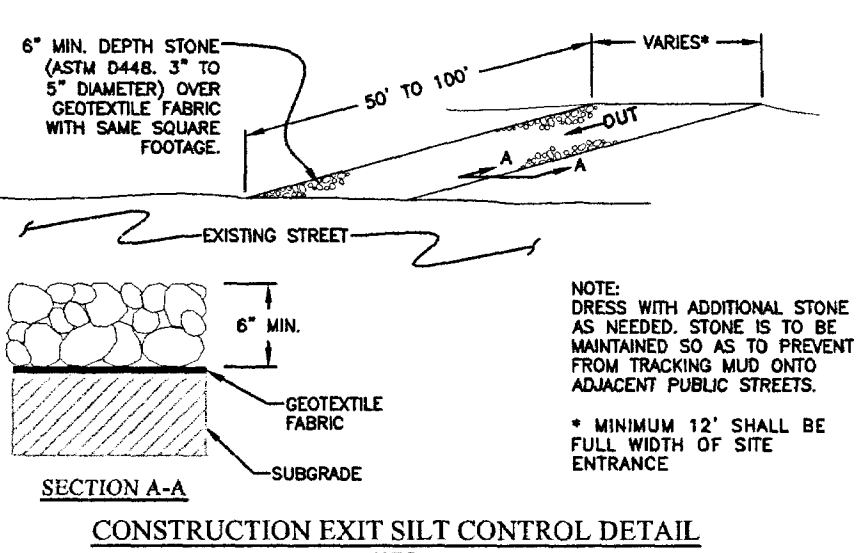


RELEASED FOR CONSTRUCTION
City of Bryan
Engineering Services
R.M.

VICINITY MAP



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.54'	S8° 33' 33" E 58.00' W
L2	21.59'	N17° 54' 27.42" E
L3	29.57'	N1° 04' 01.85" E
L4	35.30'	N8° 33' 05.47" W
L5	18.73'	N18° 19' 42.11" W



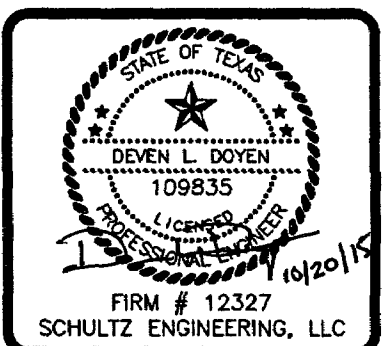
MARK	REVISION	BY	DATE

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835, OCTOBER 20, 2015

RELEASED FOR CONSTRUCTION

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	14-371	OCTOBER 2015



NORTH CAMPUS SUBDIVISION
LOTS 1-19, BLOCK 1 &
COMMON AREAS 1 & 2, BLOCK 1
BRYAN, TX

OVERALL LAYOUT & EROSION CONTROL PLAN

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=40'
PLOTTING SCALE:	1:1
FILE NAME:	14-371

SHEET
1
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